

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
NOVEMBER 9, 2011**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Marie Hickey-AuClaire, Charles Lapp, Marc Pitman, Jim Heim, Jeff Larsen and Bob Keenan. Frank DeKort and Gordon Cross had excused absences. Gene Shellerud was absent. BJ Grieve and Alex Hogle represented the Flathead County Planning & Zoning Office.

There were 2 people in the audience.

**APPROVAL OF
MINUTES**

Heim made a motion, seconded by Keenan to approve the October 19, 2011 meeting minutes.

The motion passed by quorum.

**PUBLIC
COMMENT
(not related to
agenda items)**

None.

Hickey-AuClaire presented Pitman with a plaque and thanked him for his years of service on the Planning Board.

Grieve pointed out for the record no Planning Office expenditures were spent on the plaque for Pitman.

**KLEVMOEN
(FZC 11-04)**

A Zone Change request in the Willow Glen Zoning District by Philip Klevmoen. The proposal would change the zoning on 1.8 acres from R-1 (Suburban Residential) to B-2 (General Business). The property is located at 1730 MT Highway 35.

STAFF REPORT

Hogle reviewed Staff Report FZC 11-04 for the Board.

**BOARD
QUESTIONS**

Heim and Hogle briefly discussed where the water and sewer mains were located.

**APPLICANT
PRESENTATION**

Erica Wirtila, Sands Surveying, represented the applicant. They felt this application was an extension of an existing zone; spot zoning did not come into play. She went over the past history of the property which included why the property had been excluded from the RSID district originally, who owned it, why it was subsequently filled, and conditions which needed to be met to fulfill the floodplain permit. She also went on to explain why the owners of the property requested to be hooked up to Kalispell

	City Water and Sewer.
BOARD QUESTIONS	Heim and Wirtila discussed how sewer and water between Kalispell and Evergreen would work together concerning the property in the application.
AGENCY COMMENTS	None.
PUBLIC COMMENT	None.
APPLICANT REBUTTAL	None.
STAFF REBUTTAL	None.
MAIN MOTION TO ADOPT F.O.F. (FZC 11-04)	Keenan made a motion seconded by Larsen to adopt staff report FZC 11-04 as findings-of-fact.
BOARD DISCUSSION	None.
ROLL CALL TO ADOPT F.O.F. (FZC 11-04)	On a roll call vote the motion passed unanimously.
MAIN MOTION TO RECOMMEND APPROVAL OF CONDITIONS (FZC 11-04)	Pitman made a motion seconded by Heim to adopt Staff Report FZC 11-04 and recommend approval to the Board of County Commissioners.
BOARD DISCUSSION	None.
ROLL CALL TO RECOMMEND APPROVAL OF (FZC 11-04)	On a roll call vote the motion passed unanimously.

**BOARD
DISCUSSION**

Phillip Klevmoen, applicant, wanted to thank the board for coming out and their time even though there was only one item on the agenda to be heard.

**COMMITTEE
REPORTS**

Heim said committee B had met.

Hogle updated the board on the fact there would only be four instead of five text amendments in file FZTA-11-01 for the board to hear at their January meeting.

OLD BUSINESS

None.

NEW BUSINESS

Grieve updated the board on minor adjustments which needed to be made concerning changes in statutes and other housekeeping issues in the subdivision regulations. He suggested different processes the changes could go through before they were forwarded to the commissioners.

The board and Grieve discussed the best process to follow and generally what the housekeeping issues were.

**MAIN MOTION
TO REQUEST
THE COUNTY
COMMISSIONERS
TO DIRECT
PLANNING
STAFF TO
MAKE
AMENDMENTS
TO THE
SUBDIVISION
REGULATIONS**

Pitman made a motion seconded by Larsen to request the County Commissioners direct Planning staff to make amendments to the subdivision regulations.

**ROLL CALL
VOTE TO
REQUEST THE
COUNTY
COMMISSIONERS
TO DIRECT
PLANNING
STAFF TO
MAKE
AMENDMENTS
TO THE**

On a roll call vote, the motion passed unanimously.

**SUBDIVISION
REGULATIONS**

**CONTINUATION
OF NEW
BUSINESS**

The board and Grieve briefly discussed the remodel of the court house.

Grieve reviewed at length for the board what he planned to discuss with the commissioners during his monthly meeting.

ADJOURNMENT

The meeting was adjourned at approximately 6:44 pm. on a motion by Heim. The next meeting will be held at 6:00 p.m. on December 14, 2011.

Marie Hickey-AuClaire, Chairman

Donna Valade, Recording Secretary

APPROVED AS SUBMITTED: 12 / 14 / 11